

026.A

0002

0001.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

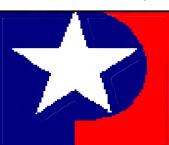
Total Card / Total Parcel  
530,100 / 530,100

USE VALUE:

530,100 / 530,100

ASSESSED:

530,100 / 530,100



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		MARATHON ST, ARLINGTON

OWNERSHIP	Unit #:	1
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Owner 1: WUN EDITH S &		
Owner 2: CONAHAN ANDREW E		
Owner 3:		

Street 1: 82 MARATHON ST UNIT 1		
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Street 2:		
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Twn/City: ARLINGTON		
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St/Prov: MA	Cntry:	Own Occ: Y
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Postal: 02474	Type:	
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PREVIOUS OWNER		
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Owner 1: DOWNEY ERIN K/TRUSTEE -		
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Owner 2: EKD REALTY TRUST -		
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Street 1: 82 MARATHON ST UNIT 1		
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Twn/City: ARLINGTON		
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St/Prov: MA	Cntry:	
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Postal: 02474		
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NARRATIVE DESCRIPTION		
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This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Wood Shingle Exterior and 1052 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS		
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Item	Code	Description	%	Item	Code	Description
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Z	R2	TWO FAMIL	100	water		
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o				Sewer		
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n				Electri		
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Census:				Exempt		
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Flood Haz:						
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D				Topo	1	Level
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s				Street		
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t				Gas:		
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LAND SECTION (First 7 lines only)		
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7634														
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	530,100			530,100		
							260396
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18
							!14941!

Source:	Market Adj Cost	Total Value per SQ unit /Card:	503.90	/Parcel:	503.9	Entered Lot Size	Date
							12/18/2019
							1/3/2019
							12/20/2017
							1/3/2017
							1/4/2016
							12/11/2014
							12/16/2013
							12/13/2012

Parcel ID	026.A-0002-0001.1	Notes	Date
			14941!
			PRIOR ID #1: 17582
			PRIOR ID #2:
			PRIOR ID #3:
			PRIOR ID #1:
			PRIOR ID #2:
			PRIOR ID #3:
			ASR Map:
			Fact Dist:
			Reval Dist:
			Year:
			LandReason:
			BldReason:
			CivilDistrict:
			Ratio:

TAX DISTRICT	PAT ACCT.
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Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOWNEY ERIN K/T	59404-101		6/28/2012		380,000	No	No		
DOWNEY ERIN K &	45402-587		6/16/2005	Family		1	No	No	
BURKE PAUL M/J/E	42912-598		5/27/2004		399,000	No	No		

BUILDING PERMITS	ACTIVITY INFORMATION
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Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
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5/17/2018		Measured							DGM			
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8/3/2017		Inspected							HS			
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9/28/2012		MLS							EMK			
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5/5/2005		External Ins							BR			
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good											Undisplayed Areas: GLA: 1052	
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: BLUE				A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>													
Year Blt: 1915	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G6	Fact: .			Floor: 1 - 1st Floor													
Const Mod:				% Own: 45.000000000													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	5	2					
Sec Int Wall:	%			Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 4 - Carpet				Override:		%		Baths:									
Sec Floors:	%			Total:	4.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ: 295.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:	2004	Totals							
Electric: 3 - Typical				Const Adj.: 0.98990101				1	5	2							
Insulation: 2 - Typical				Adj \$ / SQ: 394.228				<b>COMPARABLE SALES</b>									
Int vs Ext: S				Other Features: 66370				Rate	Parcel ID	Typ	Date	Sale Price					
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 5 - Steam				NBHD Inf: 1.04999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 555668													
% Com Wall	% Sprinkled:			Depreciation: 25561													
				Deprecated Total: 530108													
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>				Juris. Factor: 1.00		Before Depr: 455.33											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
<b>PARCEL ID</b> 026.A-0002-0001.1																	
More: N	Total Yard Items:	Total Special Features:				Total:											